

mail to
Edna J. Smith
Oct 4, 1961

LIBER 613 PAGE 409

Recorded Feb. 18, 1959 at 1:35 P. M.

THIS DEED, Made this 11th day of January, 1958, by us, Maynard Fisher and Lena V. Fisher, his wife, both of Frederick County, in the State of Maryland, -

WHEREAS By deed dated December 19, 1893, George D. Gaver and Martha E. Gaver, his wife, conveyed to Philip C. Fisher and John H. Fisher, (jointly), all of the real estate and premises herein-after mentioned and described in said deed, which never has been placed on record, but which now it is proposed shall be done, and,

WHEREAS, during their lifetimes, the said Philip C. Fisher and John H. Fisher, father and uncle, respectively, of the Grantor herein, Maynard Fisher, and prior to their deaths, which occurred in about August of the year 1937, delivered to the Grantor herein Maynard Fisher and his brother Keefer I. Fisher, not only the aforesaid deed but also actually joint possession of the said parcel of land herein mentioned and described, which ownership has continued in said Maynard until the present time, and -

WHEREAS the said Keefer I. Fisher and Maynard Fisher agreed to hold and did hold as joint tenants and not as tenants in common the said parcel of land, and the said Keefer I. Fisher, unmarried, died intestate in the Spring of 1957, and-

WHEREAS the said brothers (Maynard and Keefer) for much more than twenty years last prior to the death of said Keefer I. Fisher held, and said Maynard Fisher since the death of said Keefer has held, open and notorious, visible and exclusive, hostile and sole possession of said tract of land herein mentioned and described with full claim to title thereto, under color of title and including the payment of taxes and full control thereof until the present time, -

WITNESSETH, That for and in consideration of the premises, the receipt of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Maynard Fisher and Lena V. Fisher, his wife, do hereby grant and convey, in fee simple, unto Anthony W. Smith and Edna J. Smith, his wife, all of their right, title, interest and estate, either at Law or at Equity, in and to all that land and premises, being 13 acres,

